

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JUNE 12, 2007** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 A.M. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Joel Paulson, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Fletcher Parsons, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 143 New York Avenue
Architecture and Site Application S-04-037

Requesting approval to demolish a single family residence and to construct a new residence on property zoned R-1D. APN 529-25-019
PROPERTY OWNER/APPLICANT: Neil Fales

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
 - Joyce Sogg*, neighbor, wanted to ensure existing trees were protected, and questioned tree replacements.
 - Mehrdad Rahbar*, adjacent vacant property owner, wanted to view utility plan and plans for their shared driveway.
 - Patrick McCrystle*, neighbor, was here to meet the owner and was curious about where the replacement trees were going.
 - Susan Fairey*, neighbor, commented about privacy concerns.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented and as modified for the tree screening to mitigate neighbor concerns, with the following findings and considerations:
 - (a) That the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
 - (b) As required by Section 29.10.09030(e) of the Town Code, for the demolition of the existing single family residence:

- (1) The Town's housing stock will be maintained because a new house is proposed; and
- (2) The existing structure is not historically or architecturally significant; and
- (3) The property owner does not want to maintain the existing structure; and
- (4) The economic utility of the building has been exceeded; and
- (c) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.

7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 16461 South Kennedy Road
 Architecture and Site Application S-06-041

Requesting approval to demolish a pre-1941 single family residence and to construct a new single family residence on property zoned HR-1.

APN 532-17-027

PROPERTY OWNER: Howard Misle

APPLICANT: Robert Newlon

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
 Sandra Paim, representative for neighbor Michael Shea, expressed the following concerns: privacy, noise, preservation of landscape, driveway location, and amount of impervious coverage.
 Carol Tinsley, neighbor, expressed concern over the tree removals and privacy.
 Susan Cucinotta, neighbor, expressed concern regarding trees and erosion control.
5. Public hearing closed.
6. *Paulson* moved to continue the application to the meeting of June 26, 2007, to allow the applicant time to meet with the neighbors and to try to mitigate concerns.
7. *Ghiossi* seconded, motion passed unanimously.

ITEM 3: 300 Marchmont Drive
 Architecture and Site Application S-07-43

Requesting approval to demolish a vacant art classroom (Apricot Building) and to expand the locker rooms at the existing gymnasium on property zoned HR-1.

APN 532-10-001 and 532-11-011

PROPERTY OWNER/APPLICANT: Hillbrook School

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.

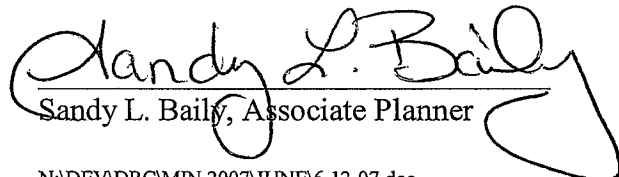
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The application is Categorically Exempt from CEQA, Section 15301.
 - (b) As required by Section 29.20.150 of the Town Code for Architecture and Site applications, the considerations were all made in reviewing this application.
7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 10:05 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Baily, Associate Planner